

Willoughby Station

JULY 2008 • ISSUE 149

Homeowners Board of Directors

Jerry Wallace 758-4459
President

Bret Watt 773-2138
Vice-President

Bob Horn 288-4590
Secretary

Bob Freeman 758-7678
Treasurer

Dario Ceragioli 758-0011

Joe Valencic 754-0912

Melissa Taylor 754-4099

John Holmes 758-6394

Brian Snyder 773-5074

Inside This Issue

President's Corner.....2

Financial Statement.....3

Meeting Minutes 4-6

Welcome New Homeowner6

Neighborhood Watch Information6

Note From Mt. Juliet Police Dept.6

Summer Fest7

Advertisements 8-11

Neighborhood Information12

Come join us for...

SUMMER FEST

Saturday, August 16
from 3:00-7:00 p.m.

See page 7 for more
information.



PRESIDENT'S CORNER

JULY 2008

Neighborhood Watch

We have only had about 5 volunteers sign up for this committee. We need at least 10 to form the committee. Please contact Brian Snyder.

Homeowner Responsibilities

Amenities Area

I would like to send a friendly reminder to the homeowners about their responsibilities to the amenities area. Please remember you are responsible for the actions of your family and guests at the amenities areas. If any family member or guests are not following the rules, performing an act that is against the law, your amenity privileges COULD be suspended. Again, this is a friendly reminder.

Movie Night

We have scheduled our 1st movie night. July 12th has been chosen as our 1st movie night. Please come out and meet your neighbors.

Newsletter Highlights

Clubhouse Survey

Pet Waste Containers

Security Cards for Pool Entrance

Summer Fest

And more.....

Newsletter on the Web Site

Effective July 1, 2008 the newsletter will be available on the Willoughby Station web site, www.willoughby-station.com. There will still be hard copies available by the pool house.

Next board meeting

July 19th at Hickory Grove Church

Jerry Wallace

Willoughby Station Homeowners Association
Income & Expense Actual vs Budget Statement
May 2008

	May 08	Budget	Variance	Jan - May 08	YTD Budget	Variance	Annual Budget
Ordinary Income/Expense							
Income							
Association Fees	8,150.00	12,000.00	(3,850.00)	202,496.14	202,000.00	496.14	220,500.00
Interest Earned Income	23.47	300.00	(276.53)	371.55	1,500.00	(1,128.45)	2,500.00
Late Fees (on assoc.dues)	1,600.00	2,200.00	(600.00)	4,350.00	3,800.00	550.00	4,500.00
Newsletter Advertising Income	0.00	0.00	0.00	650.00	0.00	650.00	0.00
Total Income	9,773.47	14,500.00	(4,726.53)	207,657.69	207,300.00	357.69	227,500.00
Expense							
Administrative							
Admin.Recognition	0.00	0.00	0.00	202.40	200.00	2.40	200.00
Income Tax	0.00	0.00	0.00	2,687.00	1,200.00	1,487.00	1,200.00
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
Legal & Tax Preparation	(132.00)	800.00	(932.00)	2,117.22	1,400.00	717.22	3,500.00
Management Fees	3,033.50	3,075.00	(41.50)	15,103.75	15,300.00	(196.25)	37,000.00
Meetings, Board & Annual	400.85	500.00	(99.15)	1,762.16	2,000.00	(237.84)	2,500.00
Neighborhood Events	0.00	0.00	0.00	1,410.85	1,000.00	410.85	2,000.00
Newsletters	469.78	400.00	69.78	1,964.34	2,000.00	(35.66)	4,800.00
Office Supplies & Expense	69.96	450.00	(380.04)	520.94	1,050.00	(529.06)	2,400.00
Security, Amenity Area	0.00	500.00	(500.00)	0.00	1,000.00	(1,000.00)	3,000.00
Welcoming Committee	0.00	100.00	(100.00)	24.04	400.00	(375.96)	1,000.00
WebSite	0.00	0.00	0.00	0.00	0.00	0.00	300.00
Total Administrative	3,642.09	5,925.00	(1,982.91)	25,792.70	25,550.00	242.70	65,400.00
Common Area Maintenance							
Common Area Repairs	508.95	400.00	108.95	746.05	800.00	(53.95)	2,800.00
Grounds Care	0.00	4,000.00	(4,000.00)	16,286.99	20,500.00	(4,213.01)	50,000.00
Irrigation Repair	766.12	0.00	766.12	766.12	0.00	766.12	800.00
Signage	0.00	0.00	0.00	0.00	250.00	(250.00)	650.00
Storage Rent	239.80	350.00	(110.20)	239.80	350.00	(110.20)	350.00
Total Common Area Maintenance	1,514.87	4,750.00	(3,235.13)	18,018.96	21,900.00	(3,881.04)	54,400.00
Pool Area							
Pool Telephone	0.00	0.00	0.00	0.00	0.00	0.00	280.00
Locks & Keys	(69.90)	50.00	(119.90)	1,695.50	1,800.00	(104.50)	2,000.00
Pool Management	5,600.00	5,500.00	100.00	12,650.00	12,500.00	150.00	34,000.00
Pool Permits	0.00	1,100.00	(1,100.00)	1,020.00	1,100.00	(80.00)	1,100.00
Pool Repair	286.96	500.00	(213.04)	286.96	500.00	(213.04)	2,800.00
Pool Supplies	275.38	0.00	275.38	275.38	0.00	275.38	1,000.00
Total Pool Area	6,092.44	7,150.00	(1,057.56)	15,927.84	15,900.00	27.84	41,180.00
Utilities							
Electricity	623.24	800.00	(176.76)	2,764.54	2,600.00	164.54	10,200.00
Neighborhood Watch Voice Mail	7.61	8.00	(0.39)	36.05	44.00	(5.95)	100.00
Water & Sewer	534.71	900.00	(365.29)	1,402.97	1,950.00	(547.03)	6,800.00
Total Utilities	1,165.56	1,708.00	(542.44)	4,203.56	4,594.00	(390.44)	17,100.00
Total Expense	12,614.96	18,433.00	(6,818.04)	53,945.06	67,944.00	(3,998.94)	178,080.00
Net Ordinary Income	(2,841.49)	(4,933.00)	2,091.51	143,812.63	139,356.00	4,456.63	48,420.00
Capital Reserve Account:							
Income							
Budgeted Transfers from Operating	0.00	0.00	0.00	28,000.00	28,000.00	0.00	28,000.00
Capital Expenditures							
Pool Filter Sand Replacement	1,900.00	0.00	1,900.00	1,900.00	0.00	1,900.00	1,900.00
Pool Bath Renovation	0.00	0.00	0.00	5,966.00	0.00	5,966.00	0.00
Pool Lane Ropes	0.00	0.00	0.00	1,726.90	0.00	1,726.90	0.00
Total Capital Expenditures	1,900.00	0.00	1,900.00	9,612.90	0.00	9,612.90	1,900.00

WILLOUGHBY STATION HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Date: June 19, 2008

Location: Hickory Grove Church

Members Present: Dario Ceragioli, Bob Freeman , Bob Horn, Brian Snyder, Melissa Taylor & Brett Watt

Members Absent: John Holmes, Joe Valencic and Jerry Wallace

Others Present: Jim and Joan Atkeison with Association Management Services, Sharon Ceragioli, Annmarie Wikman, Randy Rudder, Mary Catherine Fields, Joe & Pat Rice, Tara Engstrom, Vikki Adkins and Will Sellers, homeowners

Call to Order

Time: 7:08 P.M.

By: Brett Watt, Vice-President

Approval of Minutes of Previous Meeting

A motion was made by Dario Ceragioli and seconded by Bob Horn that the minutes of the previous meeting be approved, as written. The motion carried.

Homeowner Comments

Mary Catherine Fields stated that she lives across from the upper pool. Ms. Fields stated that she has found drug items at the amenity area recently. Ms. Fields stated that she has spoken with her attorney regarding the potential liability of the homeowners association. Ms. Fields suggested that a chain and lock be put at the entrance to the amenity area and the pool gates be chained and locked at 11:00 P.M.

Bob Freeman inquired as to the number of complaints regarding the area Ms. Fields had received and reports of vandalism, but no number was made available.

Randy Rudder stated that he would also support the installation of a chain and lock across the amenity area entrance and the hiring of private security. Dario Ceragioli reviewed past actions taken regarding hiring private security for the amenity area.

It should be noted that the amenity area, including the pools, has signs posted that the area is closed from 11 PM to 5 AM.

Vikki Adkins stated that she would like to request that four additional umbrellas be purchased for the lower pool and new chains for the 4 “belt” swings at the playground.

Mary Catherine Fields stated that there was a problem with noise from the individuals who had been hired by the Willoughby Waves for overnight security the night before the swim meet. Annmarie Wikman apologized for the behavior of the individuals. Annmarie stated that the individuals will not be used in the future.

Joan Atkeison stated she had received calls from two homeowners whose cats had been shot with BB guns and asked that we make homeowners aware of the problem.

Will Sellers stated that at the next meeting of the parking commission, a final vote will be taken on removing the current no parking from 1 to 5 AM and allow a homeowners association to request no parking restrictions on specific streets within their community to the city traffic commission. This would pertain to passenger vehicles only. Will stated that homeowners will need to petition their board of directors to restrict parking on their street.

Will also stated that a new police chief for the city has been hired and will start June 30. Will also stated that a new traffic light will be installed on S. Green Hill Rd. before you get to the railroad tracks (similar to the one on Tulip Grove, north of Chandler).

Committee Reports

Block Captains

Melissa Taylor stated that she would send an e-mail message to the block captains to let them know that the community newsletter will not be delivered to each homeowner beginning next month.

Covenants & By-Laws

Bret Watt reviewed some of the architectural change requests that he had reviewed since the last board meeting.

Cemetery, Amenity Areas and Amenity Area Rules

Dario Ceragioli stated that he would be working in the cemetery and playground area this weekend.

Landscape

Bob Freeman stated that Brockman's Landscaping is now handling all the designated areas and doing a good job in the maintenance of the common areas.

Neighborhood Watch

Brian Snyder stated that 3 homeowners and two board members have volunteered to serve on the neighborhood watch committee. Brian stated that at least ten homeowners would be needed to form a committee.

Newsletter

After some discussion, it was agreed that the production process for the newsletter would not change, information for the newsletter will be sent to Cathy Limbacher, who will put the information in the newsletter format and forward it to Lewis Letterworks. The newsletter will be posted on the community web site and a limited number of copies will be available at the pool area.

Bob Horn suggested that this change be discussed at the next annual meeting of the homeowners association to determine how well it is working.

Pool

Anmaire Wikman stated that the Willoughby Waves got first place in the first swim meet this year. The next home meet will be July 15.

Social

Brian Snyder stated that the next event will be a Summer Fest, scheduled for August 16 from 3:00 P.M. to 7:00 P.M.

Welcome

Dario and Shair Ceragioli reported that welcome packages have been delivered to all new homeowners that they had received information about.

Amenity Area Rules

Joe Rice asked if there was any additional work that needed to be completed by the committee. Brian Snyder stated that the board had voted to discuss use of id tags again at the September meeting of the board.

Financial Report

Bob Freeman reviewed the financial report for the period ending May 31, 2008. A motion was made by Dario Ceragioli and seconded by Melissa Taylor that the report be approved, as presented. The motion carried.

Unfinished Business

Pet Waste Containers at Amenity Area

Brian Snyder discussed some information that he had obtained regarding containers, waste bags and disposal systems for use at the amenity area. After some discussion, a motion was made by Brian and seconded by Bob Horn that two containers be purchased for an amount not to exceed \$ 800.00. The motion carried with Bob Freeman voting in opposition.

Clubhouse Survey

Brian Snyder reported that he had e-mailed a survey to approximately 450 homeowners with the following results; about 45 returned due to being undeliverable (bad address), 37 homeowners stated that they might be interested in a clubhouse, 62 homeowners stated that they would not be in favor of a clubhouse, and 120 homeowners stated that they would be in favor of a community clubhouse. After some discus-

sion, it was decided that Brian would ask for volunteers to form a clubhouse feasibility committee from the list of homeowner who stated that they would be in favor of one.

Security Cards for Entrance to Pools and Tennis Courts

Bob Freeman stated that he would work on this and have some information in the next few months, prior to working on the 2009 community budget.

Web Cameras for Amenity Area

Bret Watt and Brian Snyder discussed some information that they had received regarding this. The cost of one proposal was approximately \$ 4,000.00. The cost of the second proposal was approximately \$ 10,000.00.

Bob Freeman stated that he would like to see a demonstration of a system. Brian Snyder stated that he contact the company that he had contacted regarding this.

Movie Night at the Amenity Area

After some discussion, it was decided that this will be done on July 12. Details regarding this will be posted on the community web site.

Architectural Change Requests

Joan Atkeison stated that she had been in contact with a homeowner who had installed a chain-link dog pen. Joan stated that she had informed the homeowner that chain link fencing had not been allowed but that the homeowner needed to complete an architectural change request form. Joan stated that the homeowner had refused to complete the form. A motion was made by Bob Horn and seconded by Dario Ceragioli that a letter be sent to the homeowner informing him that the architectural change request form must be completed and that if it is not completed and returned within ten days to Association Management Services, the matter will be referred to the attorney for the community. The motion carried.

New Business

Security at Amenity Area

Brian Snyder stated that he felt that in light of recent events at the amenity area, off-duty Mt. Juliet police officers should be hired again for a thirty day period to patrol the amenity area in the evenings. Bob Freeman stated that he felt that the board should meet with the new police chief of Mt. Juliet before this is done. After some further discussion, a motion was made by Brian Snyder and seconded by Bob Horn that off-duty officers be hired to work between 8:00 P.M. and midnight, four nights a week, for a thirty day period. The cost will not exceed \$ 30.00 per hour. The lights will be turned back on at the basketball court and tennis courts. The motion carried with Bob Freeman voting in opposition. Brian will coordinate this with the Mt. Juliet Police Department.

New Umbrellas for Lower Pool and Chains for Playground Swings

Bob Freeman asked if action could be taken on Vikki Adkins request for four new umbrellas at the lower pool and new chains for the playground swings. Bob stated that umbrellas could be purchased for ap-

proximately \$ 80.00 each. It was agreed that two umbrellas should be purchased. Bob will get information about the chains for the swings and forward it to the board for approval.

Next Meeting

The next meeting of the board was scheduled for July 16.

Adjournment

There being no further business to come before the board, a motion was made by Brian Snyder and seconded by Bob Horn that the meeting be adjourned. The motion carried and the meeting was adjourned at 9:23 P.M.

Neighborhood Watch Program forming for Willoughby Station

The Willoughby station HOA board is developing it's neighborhood watch program. This program creates a path to spread word of neighborhood events and develops a plan for reporting events in our neighborhood. The first step in forming an effective watch program is to develop an initial volunteer base. We need approximately 10 initial volunteers to form the first tier of the program. The entire program will need many more volunteers, and we are open for additional volunteers as well. The basic plan works this way: When you see a strange event going on, you call your area captain. The captain calls their next level and that leader contacts a pre-designated officer of the Mt. Juliet Police Department. We will be developing the plan further, but that is basically how it will work. We need 10 initial volunteers to form a tier of the chain. If you are at all interested in volunteering to be a contact point for your area, please reply to: Brian.Snyder@tds.net.

Welcome New Homeowners!

Harry & Lisa Smith
3103 North Waterford Ct.

William & Susan Cain
2001 Cairns Dr. E.

Justin & Heather Lett
2927 Melbourne Terrace

Bobby & Kelly Watkins
2981 Brisbane Dr.

Colin & Karen Ray
1154 Sydney Terrace

A Note From The Mt. Juliet Police Department

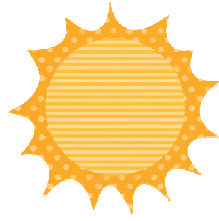
All Willoughby Station Residents

please be aware that the Mt. Juliet Police will be conducting stepped up patrols and stationary posting at the common area and will be asking individuals for proof that they live here in Willoughby Station.

This will include children/teenagers.

Please do not be offended they are trying to head off any problems or complaints reported about the common area.

Thanks for your cooperation.



Come join us for...

SUMMER FEST

Saturday, August 16

From 3-7pm

Lots of fun filled activities for everyone in your family!

**Water games, races, swimming and an
Inflatable water slide!**

**Food will be sold by the Willoughby Waves Swim Team with all the pro-
ceeds going to the team!**

Don't miss out on fun in the sun!



For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

***10%off**

- PLUMBING
- ELECTRICAL
- DECKS
- SHEETROCK
- PAINTING
- ROOF REPAIRS
- ROOM ADDITIONS

Serving Nashville and
all surrounding
Counties

**10% OFF ANY JOB
OVER \$500.00**

ABC**CONTRACTING, LLC.**

ABC Contracting, LLC has been in the construction business for 15+ years. We specialize in all types of home improvement and maintenance. From a leaky faucet to a main water line, we can fix it. Need sheetrock repair? We've got that covered. How about that new light fixture or fan that you always wanted? Yes, we can install that too. We even fix shingles that the wind rips off. ANY item you need repaired or replaced is right up our alley.



Spring is right around the corner. Wouldn't you enjoy a new deck or screened porch? We can up-date your existing one or build a new one just in time for summer.

CALL TODAY**KRIS PIRTLE OR ALAN COZART@ 615.476.5661**

* NEW CUSTOMERS ONLY

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

Found

Did you lose something up at the pool?

Found a ring with pouch at the pool area around end of May/early June. Please call to describe.

Debbie 754-5665.

For Sale

GARAGE/MOVING SALE

Saturday, July 12, 8:00–3:00. 1348 Sydney Terrace. Furniture from living room, dining room, kitchen, bedroom, office, family room. Patio table, 4 chairs & umbrella. Accessories: lamps, pictures, silk trees & plants, mirrors, rugs, baskets. Lawn vacuum/shredder/chipper and other yard and household tools. NordicTrack EXP treadmill. Small kitchen appliances and cookware. More items to be added by sale date. 773-3621

Canopy crib, changing table, rocking chair, chest-great condition, white, cost \$1000 new, sell for \$500, also have tons of super nice girls clothing age birth-2T, if interested please call 594-9438

Free. Wooden yard swing. Old, but usable. Joe Roberts: 754-2170

Services

Thinking of Buying or Selling a Home. Call **Cathy Limbacher** your **Willoughby Station Neighborhood Realtor! Full Time - Full Service - Dedicated - Honest - Ethical - Hardworking!** I have been in the Real Estate Business Since 1993. **I HAVE SOLD MANY HOMES HERE IN OUR GREAT NIEGHBORHOOD! (60+)** FREE Current Market Analysis on your home just give me call or email me at catlimbachersellshomes@comcast.net .

www.neighborhoodlink.com/mtjuliet/wstation
Coldwell Banker Barnes Off. 758-0488 Mobile 426-3253

Mt. Juliet Home Improvement

Carpentry, Fencing, Plumbing, Electrical, Fans, Drywall & Doors. Licensed, Insured, On-Time & Reasonably Priced. Free estimates. M-F 9:00AM - 5PM 754-6819

10X30 Indoor Boat Storage available immediately.

Please call Steve or Jennifer at 773-5027 if you are interested

Beverly Ayers Design

Interior Designer-Let me help you refresh your home with what you have or spice it up with new decor. We can spend as little or as much as you need. You make the call. Home staging is also available. Mention this ad and receive one hour free consultation. home- 758-7625/ cell- 509-9520.

Ayers Painting and Remodeling

Any and all jobs: decks, fences, additions, plumbing, pressure washing-no job is too small-he does it all. Free estimates. office-758-0000-cell-504-8476. Cecil Ayers

ZOOM MOVING SERVICES, INC. – LOCAL & FAMILY OWNED COMPANY SINCE 1991. WE PROVIDE SERVICES FOR ALL OF YOUR MOVING NEEDS. WE ARE LICENSED AND INSURED TO GO NATIONWIDE. CALL FOR YOUR FREE ESTIMATE. VISIT OUR WBSITE FOR MORE INFORMATION – www.zoommovingcompany.com – 615-777-8223

MBC Pc Solutions

PC repairs, Hardware and Software Installation - Virus Scan and Protection. Gil Jones - 615.754.0805 CNA, CCNA, and Network+ Certified 1063Willoughby Station Blvd. email: gilj40@comcast.net

New Avon Representative In Willoughby Station For recent sales brochure, new items, etc. Call Tracey Ross at 754-9655 or email tlr116@aol.com

PRESSURE US !!!

TRUST US WITH YOUR PRESSURE WASHING NEEDS HOMES , PATIO'S , DECK'S , DRIVEWAYS AND MORE CALL KEVIN 351-2386

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

PRINCESS TEA PARTIES... Give Your Little Princess a Royal Party Experience for her Birthday at JULIET'S PRINCESS TEA. Our children's tea room encourages imaginations to come alive with: Dress-up (princess dresses, hats, purses, shoes & jewelry), Fashion Show, Full Tea Lunch with complete porcelain table settings, Princess Throne for the birthday girl, Tea Party Games, and Music. Call Today for reservations or to schedule a visit. Lesley 754-2400. 2030 N. Mt. Juliet Rd. Visit us online at www.julietsweddingchapel.com

CRITTER SITTER While you are away, I will care for your pet with daily visits, feedings, walks, medications, and hugs. Your mail will be picked up, along with any other services available upon requests. Call your Willoughby Station Neighbor, homeowner of 4 years, at 773-7388. Ask for Joan.

Do You Need Legal Assistance? Don't wait until you're in a pinch and need legal assistance. We provide unlimited access to one of Tennessee's top law firms - a host of attorneys able to handle any legal matter. Wills, traffic violations, work issues, home-buying, taxes, etc. A host of services for as low as \$16.00/month with no contract obligations. Don't ask your friends for legal advice! Speak to a skilled attorney now! Call Steve @ 615.438.2292.

House Cleaning services available in Willoughby Station. Reasonable, Reliable Friendly And Professional. Are you wanting to spend more outdoors and less time cleaning your home? Well "Don't stress, I'll clean the mess". I offer rotation cleanings and one time cleanings for special events such as birthday parties and family gatherings. Help is just a phone call away!!! So don't delay call today for your free estimate. Contact Misty Gessner @ 754-0452.

Need a pet sitter?? My name is Sara and I am a 21-year-old college student. I am a resident of Willoughby Station. I would love to pet sit for you while you go on vacation. References upon request. Call for rates. (615)-714-5765

Lawn Care for regular service or vacation fill-in. Call 773-3515

F and C Pressure Washing
Willoughby Station Resident
Mt. Juliet Tn..

Quality Mt. Juliet work done by local resident for all your driveway sealing, deck or playground staining, call a neighbor you can trust. I've done a lot of work in our wonderful community and our work is 100 % guaranteed. Talk to any of our satisfied customers ..I buy the best sealant from the manufacturer right here in Mt. Juliet, not from high priced chain stores. If your thinking about sealing anything at your home or business call your Willoughby Station neighbor. Thank you for your support and keep it in Mt. Juliet.

*Dependable

*Honest

*License and Insured

*Willoughby Station Residents receive 10 to 15% off
Please call Larry 'Sky' Walker

615.773.2149

615.496.0948 cell

Personalized Bookkeeping & Tax Service

Providing small business bookkeeping plus tax preparation for businesses and individuals. Corporation set ups and Quickbooks. 731-2737 or 773-2737

If you would like to place an ad in the newsletter, please contract

Cathy Limbacher

Newsletter Editor

Catlimbacher3@comcast.net

You can also get information about the newsletter on the back of this issue.

Thanks

For Sale — Wanted — Lost — Services

WSHOA does not imply an endorsement or sponsorship of items, or the information, products or services offered on or through the classified section. Please see last page of newsletter for information about free ads and paid ads.

I Was Struck By A Teenage Driver ...and I was injured. Immediately afterward, I phoned my attorney to discuss what I needed to do. It felt great to know that I had the necessary legal resources to make sure I will be properly taken care of. But what if I were at fault? The same attorneys would be there to assist me. Do you have a teenage driver? If so, you need this service! You will receive a host of services for as low as \$16.00/month with no contract obligations. Don't wait until it's too late! Call Steve @ 615.438.2292.

ROGER'S PIANO STUDIO (At my house in Willoughby Station). Age 6 thru Adult. Thursday, Friday, and Saturday openings. Call me soon for more info! 754-0993 Leave message

QUALIFIED AND EXPERIENCED IN HOME TUTOR

Five years of experience Ability to teach various topics within Math and Science (Algebra, Geometry, Calculus, Physics) Flexible schedule, available evenings, and week-ends Help your kids stay one step ahead of their class with one-on-one tutoring. For more information please call Ami at 615-758-3930 or e-mail at amshah2@gmail.com.

Need a pet sitter?? My name is Sara and I am a resident of Willoughby Station. I would love to pet sit for you while you go on vacation. I will stay and play with your pet as well as feed them and give them lots of love! References upon request. Call for rates. (615)-714-5765

HUDGINS DISPOSAL INC.

**Since
1962**

RESIDENTIAL



**Residential
Containers
Provided**

228-6331

2510 Hart St.

Serving Hermitage • Old Hickory • Donelson Area
Bellevue & Mt. Juliet Area

ADVERTISING SPACE IN LIEU OF COMPLIMENTARY
GARBAGE SERVICE IN COMMON AREA



**If you see the
red sign... call
641-1460!**

If the red sign is showing at the S. Green Hills entrance of Willoughby Station or the entrance from Hickory Hills Subdivision, please call 641-1460.

A recorded message will inform you about any incident that has recently occurred or give you timely crime prevention tips.

Call Joan with Association Management at 370-8094 if you know of any crime information that should be alerted to the neighborhood.

Please feel free to contact any board member regarding questions or concerns about the neighborhood.

Willoughby Station Homeowners
Association Management
Association Management Services
P.O. Box 1126
Brentwood, TN 37024-1126
615-370-8094
E-mail: assoc.mgt.svcs@comcast.net

Directory

If any homeowner would like a current directory of the neighborhood, please contact Joan at Association Management Services at 370-8094.

Vandalism Policy

In protection of your community assets, the WSHOA is offering a \$500 reward for information leading to the arrest of any person(s) responsible for any vandalism to the common areas, pools, tennis court, basketball courts, playgrounds, etc. owned by the WSHOA. WSHOA will prosecute any offenders to the fullest extent of the law and will seek reimbursement through the appropriate legal authorities for the cost of all repairs as well as any rewards paid. When the vandal is a juvenile, the reimbursement will be sought from the parents or legal guardians.

Newsletter Articles

All homeowners are invited to send articles, ads, etc. for publication to the attention of Cathy Limbacher, newsletter editor, at 1906 Hobart Way, e-mail at CatLimbacher3@comcast.net (please include "newsletter" in the subject line of all e-mails); if no subject, they may get deleted before I read them. Please send all full-page or half-page ads in MS Word or MS Publisher.

You must be a Willoughby Station homeowner to submit articles, multiline ads, etc. **Please limit your free ad to no more than 11 lines based on the layout of the free section.** Please, no anonymous articles. We **will not** be able to publish any ads, articles, etc. without your name and address. Any large articles please e-mail in an attached file in MS Word or MS Publisher format.

All ads, services, etc. must be RE-SUBMITTED each month for publication.

If any resident or non-resident would like to run an ad larger than the ads placed under FOR SALE, WANTED, LOST, SERVICES, the cost is as follows:

Full Page

Willoughby Station Resident	\$50
Non-Resident	\$500

Half Page to Quarter Page

Willoughby Station Resident	\$25
Non-Resident	\$250

The Multiline Ads for Willoughby Station residents are free. Minimum ad size for non-residents is a quarter page. **Make checks payable to WSHOA.**

Deadline for articles or to advertise is the 22nd of each month. Ads and articles will be placed as they come in; some ads and articles will not be published if we run out of space. They will be placed in the next month's issue. Get your ads and articles in early! We must have your check/payment at the time your ad is placed. Send to 1906 Hobart Way, Mt. Juliet, TN 37122.

Thinking about making a change around your home or yard?

Please remember that the covenants for the development provide that changes to the exterior of a home or lot must first be approved by the Board of Directors. These changes can include such things as the addition of a fence, expansion of a deck, extensive landscaping, color changes to the exterior of the home and room additions.

Also, please remember that trash cans, boats, etc. are supposed to be out of public view.

If you are thinking of making a change, contact Joan at Association Management Services, 370-8094; she will forward an architectural change request form to you. The form is now available online! Just go to: www.willoughby-station.com. Click on the Architectural Change link under the "Community Pages" section.